

31281 Wiegman Rd

HAYWARD, CA



Accelerating success.

±115,000 - ±119,200: TOTAL ±234,200 SF WAREHOUSE FOR LEASE



±115,000 - ±119,200: Total ±234,200 SF Warehouse Space

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Building Features

- ±115,000 SF (±6,400 SF office) - ±119,200 SF (±8,000 SF office)
- 17 dock doors
- 9 drive in doors
- ±24' clear height
- ±1,600 Amps @ 277/480 Volt existing w/ potential to be upgraded
- Ample trailer parking
- Sprinklered
- Fenced and secured yard

Asking Rent: \$1.25/SF NNN

Low Operating Expenses: \$0.125/SF

±115,000 SF Available February 1, 2027

±119,200 SF Available April 1, 2027

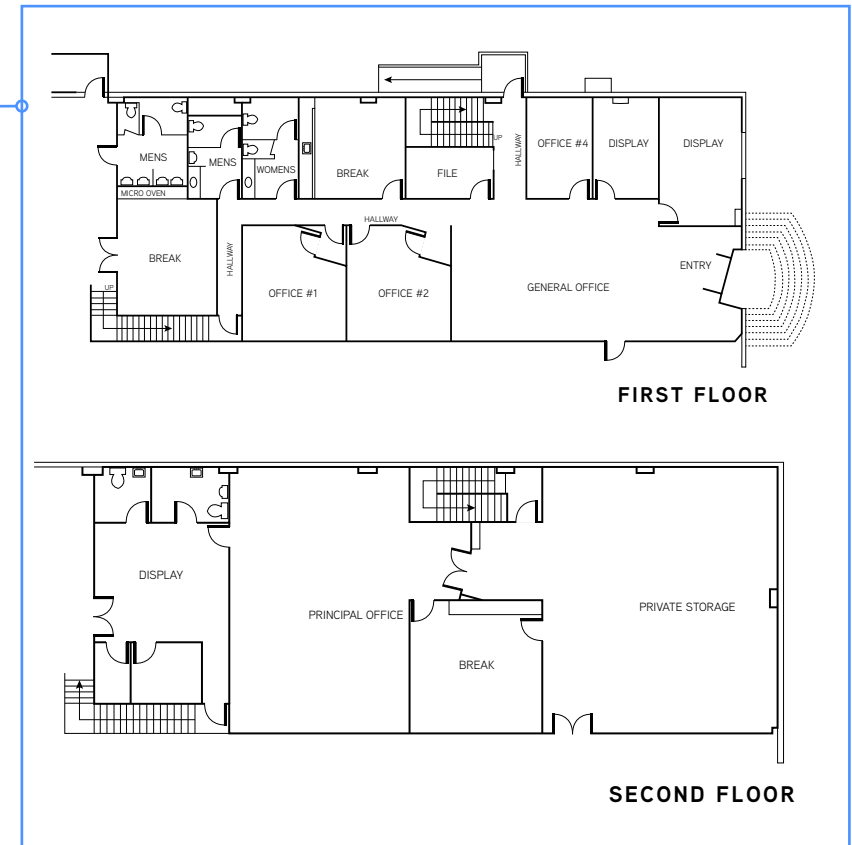
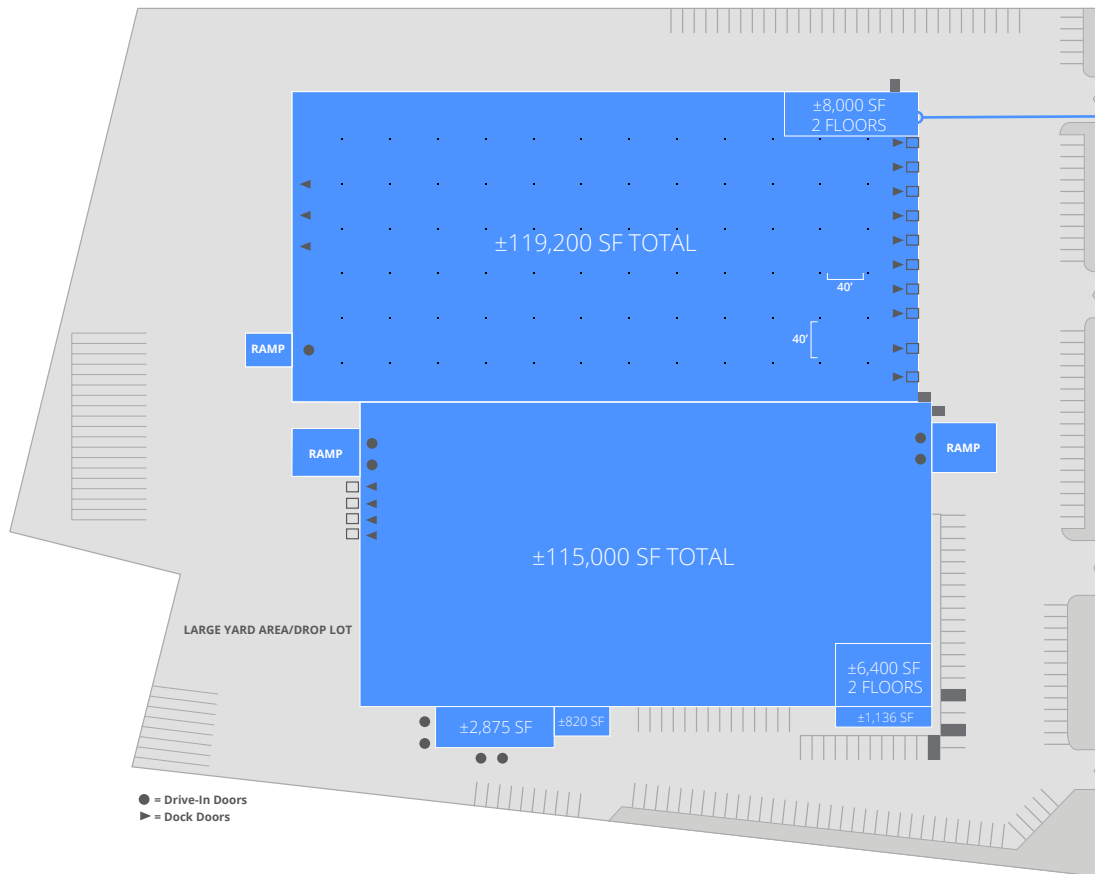
Tour by Appointment Only

Do Not Disturb Tenants



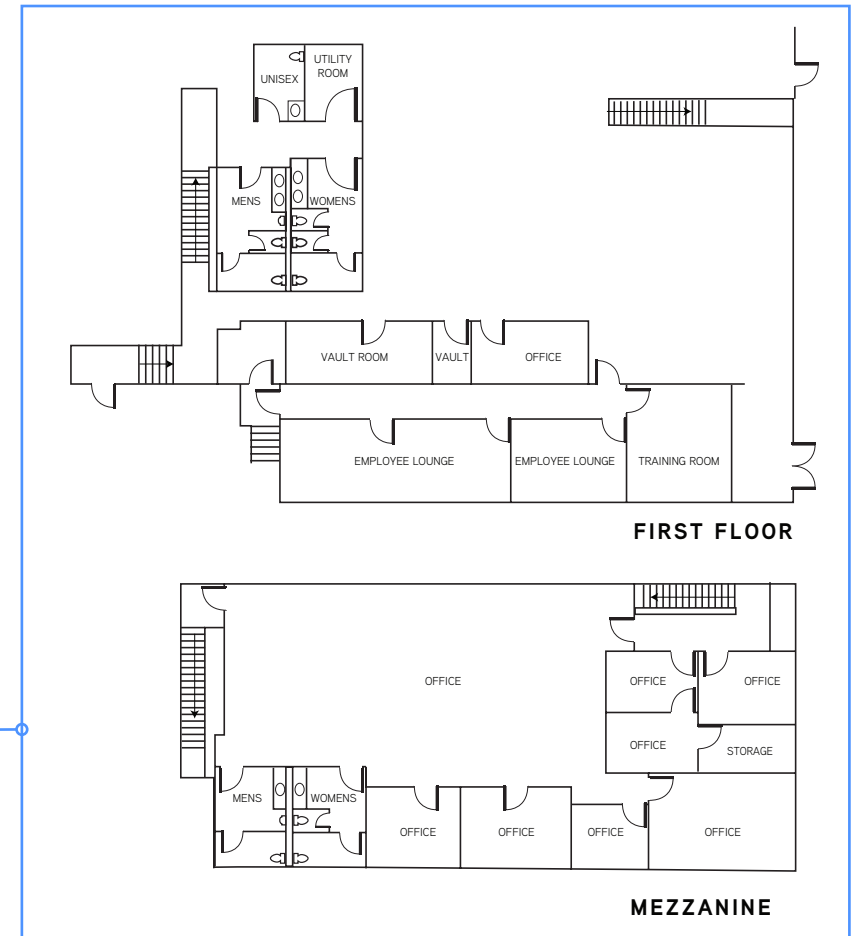
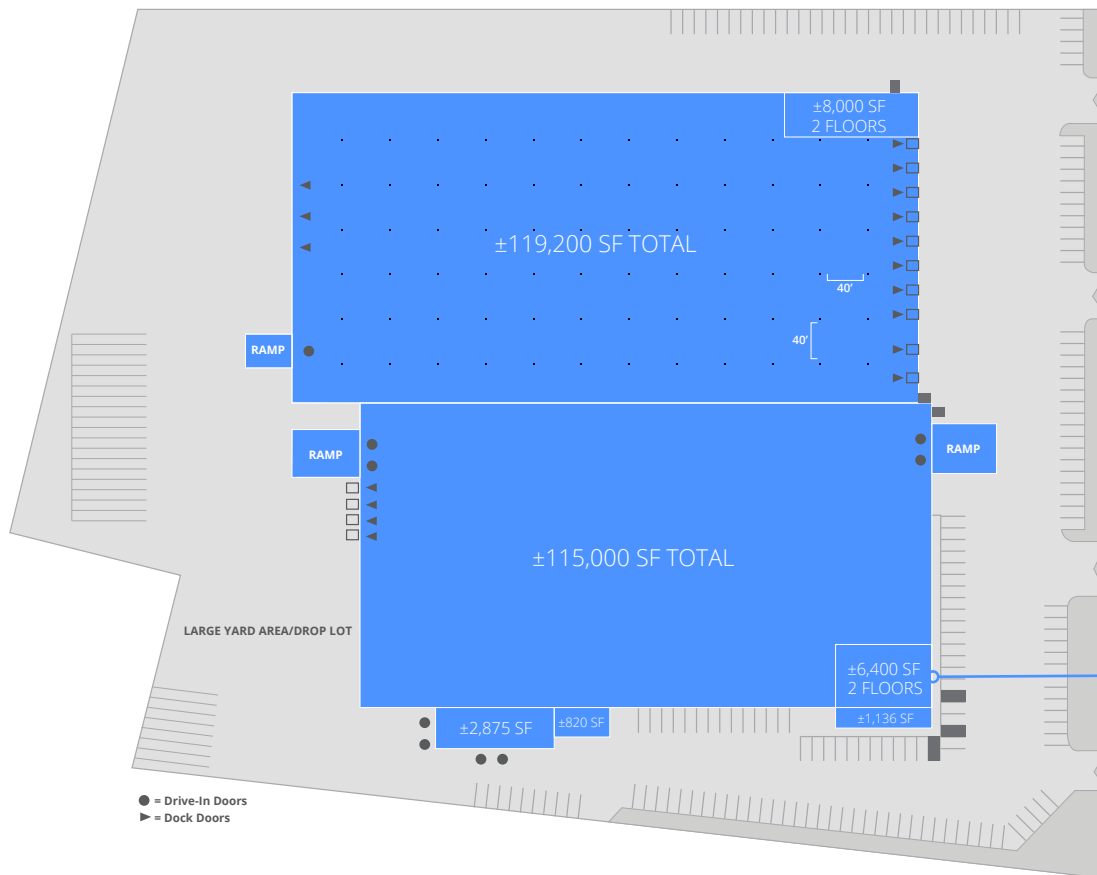
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SITE PLAN & FLOOR PLANS



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SITE PHOTOS

EXCESS YARD AND TRAILER PARKING



DOCK LEVEL LOADING



FENCED AND SECURE REAR YARD



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DRIVING DISTANCES

36.9 Mi.
to San Francisco

18.9 Mi.
to Port of Oakland

12.9 Mi.
to OAK Airport

23.3 Mi.
to SFO Airport

17.1 Mi.
to Palo Alto

23.4 Mi.
to SJC Airport

Travel Distance Times

Location	Drive Time (±min.)
Hwy 92/ San Mateo Bridge	15
Oakland Airport	20
Fremont	20
Port of Oakland	25
Bay Bridge	30
SFO	30
San Jose	40
San Francisco	50

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